



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEDEL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.gov

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

ZBA 2014-45
Petition of First Church of Christ, Scientist
8 Rockland Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 5, 2014 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of FIRST CHURCH OF CHRIST, SCIENTIST requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (j) and Section XXV of the Zoning Bylaw for 7,150 square feet of fenced and gated non-accessory parking for construction workers' vehicles, storage and staging area for equipment and materials in association with a project with Charles Contracting Co., Inc. The property is located at 8 ROCKLAND STREET, in a 10,000 square foot Single Residence District.

On May 19, 2014, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Sue Poulter, Chairman, First Church of Christ Scientist, (the "Petitioner") and John Frissora, Charles Contracting.

Mr. Frissora said that the request is for a special permit to continue renting space in the rear parking lot of the church for construction equipment for the Rockland Street bridge. He said that they will be rebuilding the road and sidewalks. He said that they will use the parking lot to store equipment and stockpile materials. He said that the parking lot will be fenced in with privacy shields.

The Board said that the previous decision had five conditions. The Board asked if there have been any complaints. Ms. Poulter said that there was one complaint from someone on Route 9 who wanted to be able to get through the fence at night when it was locked. She said that she believes that has been resolved because the person never came back.

The Board said that the reason for the use has changed. Mr. Frissora said that this is a continuation of the same project. He said that the request is to continue storing equipment and materials. He said that they will store dense grade gravel and piping. He said that having the equipment and materials next to the job site makes the job go much quicker and cleaner. He said this is the same type of general construction use.

The Board said that it received an email that talked about a concern for kids walking to the Middle School and using this route to avoid Route 9. He said that there had been an agreement in 1972 with a neighbor for access through the area for his child.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
JUN 19 P 3:20

Statement of Facts

The subject parking lot is located at 8 Rockland Street, in a 10,000 square foot Single Residence District.

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (j) and Section XXV of the Zoning Bylaw for 7,150 square feet of fenced and gated non-accessory parking for construction workers' vehicles, storage and staging area for equipment and materials in association with a project with Charles Contracting Co., Inc.

Attachment A – Licensed Area was submitted.

On May 30, 2014, the Planning Department Staff reviewed the petition and recommended that the Special Permit be granted with conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. A Special Permit is required pursuant to Section II A 8 (j) of the Zoning Bylaw, as the requested use for 7,150 square feet of fenced and gated non-accessory parking for construction workers vehicles, storage and staging area for equipment and materials in association with a project with Charles Contracting Co., Inc is not a use allowed by right in a Single Residence District.

It is the opinion of this Authority that the non-accessory use parking shall not cause significant disturbance or disruption of any residential neighborhood, shall not detract from the use of the parking lot for the accessory use, or reduce landscaping or screening areas.

Therefore, a Special Permit is granted, subject to the following conditions:

1. Vehicles associated with the project shall obey the posted traffic regulations.
2. Hours of operation shall be from 8:30 am to 4 pm, Mondays through Saturdays.
3. No employee parking shall be allowed on Rockland Street or Linden Street.
4. There shall be privacy fabric for the fencing on all four sides of the subject parking area.
5. No gas/diesel powered construction vehicles or equipment stored/parked in the subject area shall be operated within the area between the hours of 7 pm and 7 am.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 JUN 19 P 3:25

ZBA 2014-45
Petition of First Church Christ Scientist Wellesley
8 Rockland Street

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 JUN 19 P 3:25

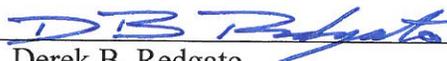
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



David G. Sheffield

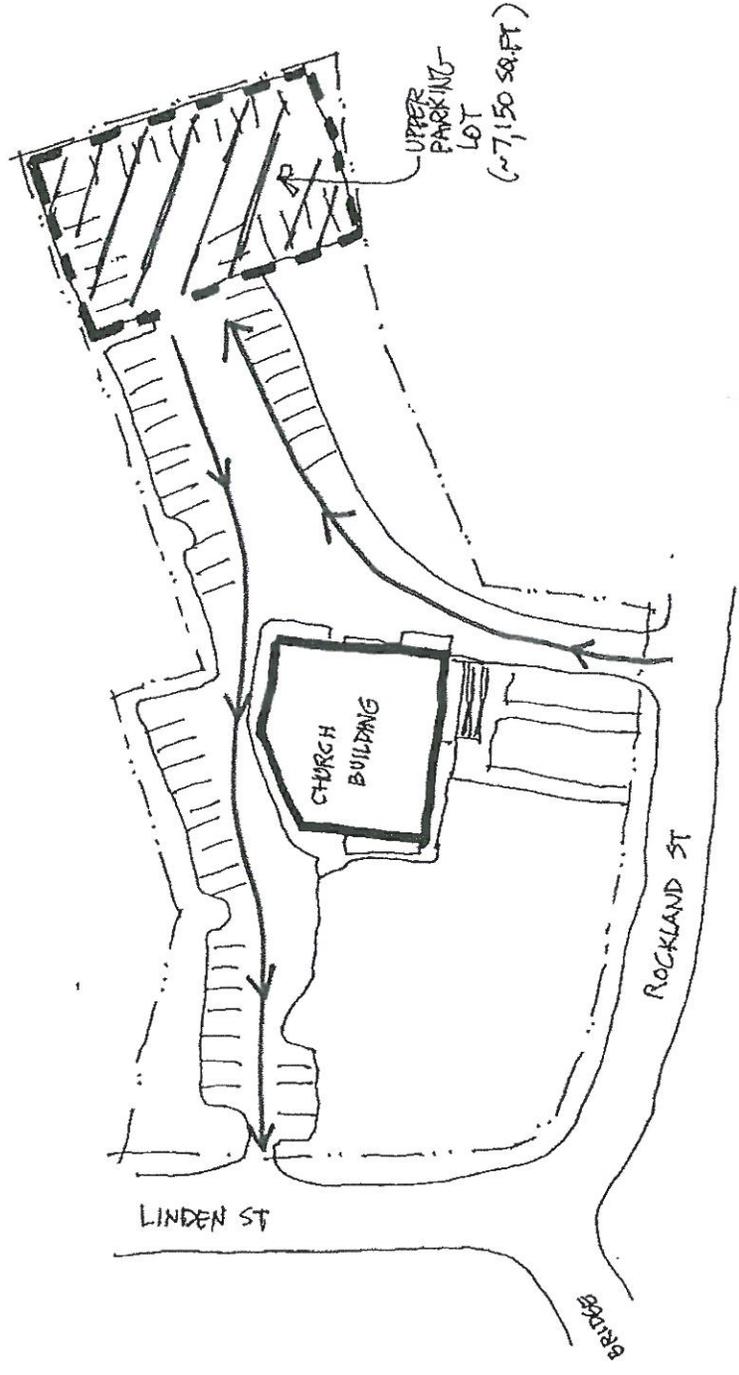


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

Attachment A

/// = Licensed Area



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 MAY 19 P 2:28
JPM DOLLARD
LOCATION

4